



CITY COUNCIL AGENDA REPORT

MEETING DATE: October 18, 2004

ITEM NUMBER: _____

**SUBJECT: PA-02-36 FINAL MASTER PLAN
1626/1640 NEWPORT BOULEVARD**

DATE: OCTOBER 7, 2004

FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTATION BY: KIMBERLY BRANDT, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: KIMBERLY BRANDT (714) 754-5604

RECOMMENDATION:

Adopt resolution approving PA-02-36 Final Master Plan for the Pacific Medical Plaza project, subject to the findings contained in Exhibit A, the conditions of approval contained in Exhibit B, and the mitigation measure monitoring program contained in Exhibit C.

BACKGROUND:

In July 2002, the applicant requested approval of a final master plan that allows the construction of a 76,500-sq. ft., 4-story medical office building on 4.4 acres located at 1626/1640 Newport Boulevard. Concurrently with this application, the applicant submitted additional requests including a general plan amendment, rezone, and mobilehome park conversion. Staff determined that an Environmental Impact Report (EIR) was required for all of these requests and then proceeded with contracting with an environmental consulting firm for preparation of the necessary environmental documentation. The additional requests are addressed in separate staff reports.

On September 13, 2004, Planning Commission recommended approval of the Final Master Plan, on a 4-0 vote (DeMaio absent). The Planning Commission resolution and staff report are contained in Attachment 2.

ANALYSIS:

The project site plans and elevations are contained in Attachment 3. The proposed master plan allows for the development of a 4-story, 76,500 square-foot medical office building on the 4.4-acre site. The overall building height is 71 feet 10 inches. A three-level parking structure and surface parking lot are also proposed. The master plan is consistent with the proposed Planned Development Commercial zoning designation, and the final master plan conforms to the City's landscaping, building setback, building height, and parking requirements.

Surrounding land uses include commercial uses to the north and south of the project site and to the east, across Orange Avenue, are multiple-family residences. Site access is constrained, since the project site is currently accessed by the Newport Boulevard

frontage road via the 16th Street/Newport Boulevard intersection. As discussed below, the project includes limited access to Orange Avenue.

In their recommendation for final master plan approval, the Commission included conditions of approval that address the following design issues:

Orange Avenue Elevation: The easterly parking structure elevation directly faces the residential uses across Orange Avenue. The applicant has submitted a revised conceptual elevation, which includes additional landscaping in the setback area (Attachment 3). Commission is recommending that in addition to the proposed landscaping, the parking structure elevation be enhanced with architectural elements that lessen its visual impact. Also, the Final EIR includes mitigation measures to prohibit openings on the easterly elevation and a higher parapet wall to screen any lighting on rooftop level. The improved landscaping, architectural treatments, and EIR mitigation measures will result in a more compatible interface with the residential uses across Orange Avenue. See condition of approval number 13.

Orange Avenue Access: The proposed site plan includes 2 right-turn in and out only driveways on Orange Avenue. Restricted access is necessary; otherwise significant traffic impacts will occur at the Orange Avenue/E. 17th Street intersection. Also, the Final EIR identified the potential of headlight glare from vehicles exiting the site impacting residences at the corners of 16th Place and Ogle Street. The Final EIR recommends that either the northerly driveway be redesigned to a "right-turn in only" driveway, or the two driveways on Orange Avenue be combined into one and aligned with the alley across Orange Avenue. The Planning Commission considered both design options and supported the retention of two driveways on Orange Avenue provided that the northerly driveway is redesigned to be right-turn in only.

Hours of Operation: To ensure that the medical office building is limited to normal business hours on weekdays, the Planning Commission included condition of approval number 29 that limits business hours of operation to Monday through Friday, from 7 a.m. to 6 p.m. This condition addresses concerns that late night operations may negatively impact the residential uses across Orange Avenue and eliminates any traffic generation from this site on weekends.

The Planning Commission staff report contained in Attachment 2 provides additional analysis of the final master plan.

ALTERNATIVES CONSIDERED:

Council may modify any of the conditions of approval contained in Attachment 1. Additionally if the Council is concerned with the overall height of the proposed building in relationship with the surrounding neighborhood, Council may consider a three-story design alternative. This alternative was considered in the Final EIR. The 3-story alternative contains the same amount of building square footage (76,500 sq. ft.), but reduces the over building height by 13 feet, 6 inches for a total height of 58 feet, 4 inches. A figure illustrating a cross section of this alternative is also provided in Attachment 3.

This design alternative also conforms to the City's Zoning Code in terms of landscaping and parking requirements despite the larger building footprint (25,500 square feet for the 3-story alternative versus 19,125 square feet for the proposed 4-story building).

ENVIRONMENTAL DETERMINATION:

Final EIR No. 1051 has been prepared for this project, and it has considered all the environmental effects of the proposed project and a reasonable range of alternatives. Certification of the Final EIR by the City Council is required prior to any final action on this master plan request.

FISCAL REVIEW:

The approval of this final master plan does not require any fiscal review.

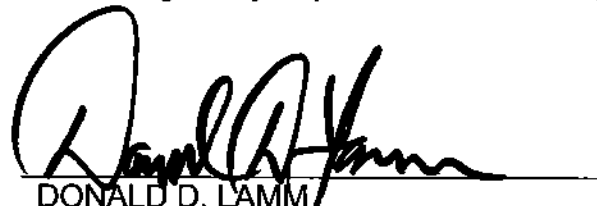
LEGAL REVIEW:

The City Attorney has reviewed the attached resolution and approved it as to form.

CONCLUSION:

The Planning Commission has recommended approval of the proposed 4-story, 76,500 square-foot medical office building, which conforms to the City's Planned Development Commercial zoning district requirements, including, but not limited to building height, building setbacks, landscaping, and parking standards. The conditions of approval and mitigation measures ensure that the project will not negatively impact the surrounding commercial and residential neighborhoods.


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ATTACHMENTS: 1 Draft Resolution
 2 Planning Commission resolution and
 staff report
 3 Project Plans

File Name: 101804PA0236MP

Date: 093004

Time: 1100p.m.

ATTACHMENT 1

Draft Resolution

RESOLUTION NO. 04-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF COSTA MESA, CALIFORNIA, APPROVING
PLANNING APPLICATION PA-02-36 FOR THE PACIFIC
MEDICAL PLAZA FINAL MASTER PLAN LOCATED AT
1626 AND 1640 NEWPORT BOULEVARD.**

**THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS
FOLLOWS:**

WHEREAS, an application was filed by Coralee Newman, Government Solutions, on behalf of Joseph G. Brown, property owner, with respect to the real property located at 1626/1640 Newport Boulevard, requesting approval of a final master plan.

WHEREAS, the Planning Commission held a duly noticed public hearing on September 13, 2004.

WHEREAS, the Planning Commission recommended approval of Planning Application PA-02-37 for the Pacific Medical Plaza on September 13, 2004, by resolution PC-04-59.

WHEREAS, a duly noticed public hearing was held by the City Council on October 18, 2004.

WHEREAS, Final Environmental Impact Report (EIR) No. 1051 (State Clearinghouse Number 2003071089) has been prepared for the Pacific Medical Plaza project, including the requested final master plan.

WHEREAS, the City Council certified Final EIR No. 1051 on October 18, 2004, by separate resolution.

WHEREAS the City Council has also considered and found that the benefits of the project outweigh the unavoidable adverse impacts that remain after mitigation by adoption of the Statement of Facts and Findings and Statement of Overriding Considerations by separate resolution.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the conditions of approval contained in Exhibit "B", and

the mitigation measures contained in Exhibit "C", the City Council hereby **APPROVES** Planning Application PA-02-36 with respect to the property described above.

BE IT FURTHER RESOLVED that the City Council does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for Final Master Plan PA-02-36 and upon the applicant's compliance with each and all of the conditions contained in Exhibit "B" and mitigation measures contained in Exhibit "C". Any approval granted by this resolution shall be subject to review, modification, or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions or approval or mitigation measures.

BE IT FURTHER RESOLVED that the approval of Final Master Plan PA-02-36, and related actions, is final once all other related discretionary approvals (i.e., Final EIR No. 1051 certification, General Plan Amendment GP-02-06, and Rezone R-02-03) have been obtained and become effective.

PASSED AND ADOPTED this 18th day of October 2004.

Mayor, City of Costa Mesa

EXHIBIT "A"

FINDINGS

1. The information presented substantially complies with Costa Mesa Municipal Code. The proposed project complies with Section 13-29(g)(5)(a) of the Costa Mesa Municipal Code in that the final master plan, as conditioned, meets the broader goals of the 2000 General Plan, as amended by GP-02-06, and the zoning regulations for the Planned Development Commercial zoning district, pursuant to R-02-03, by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring residential and commercial development.
2. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
 - a. The proposed development and use is compatible and harmonious with uses both on-site as well as those on surrounding properties. Specifically, the 4-story medical office building is located towards the Newport Boulevard frontage road at a distance of more than 300 feet from the residential land uses across Orange Avenue. The proposed medical office building is compatible with the commercial uses directly north and south of the project site.
 - b. Safety and compatibility of the design of the buildings, parking areas, parking structure, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered. Specifically, vehicle access has been restricted on Orange Avenue, and mitigation measures and conditions of approval have been placed on the final master plan in respect to screening of the parking area and parking structure from the public right-of-way.
 - c. The project is consistent with the General Plan, as amended by GP-02-06.
 - d. The planning application is for a project-specific final master plan and does not establish a precedent for future development on surrounding properties.
 - e. The cumulative effects of all the related planning applications have been considered as they affect the subject property and surrounding residential and commercial properties.
3. Final Environmental Impact Report (EIR) No. 1051 was prepared, pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect of the environment, according to the Final EIR, which reflects the independent judgment of the City of Costa Mesa, mitigation measures have been added to the project that minimize anticipated impacts to a level of insignificance where possible. In conjunction with the approval of GP-02-06, the Statement of Overriding Considerations was adopted, which describes benefits of the proposed project as a justification for the anticipated intersection impacts at 17th Street/Newport Boulevard and 19th Street/Newport Boulevard.

4. The mitigation measures from EIR No. 1051 have been included as Exhibit "C". If any of the mitigation measures are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the condition(s) is within the responsibility and jurisdiction of another public agency, and/or that specific economic, social or other considerations make the mitigation measure(s) infeasible.
5. The evidence presented in the record as a whole, indicates that the project will not individually or cumulatively have an adverse effect on wildlife resources or habitat.
6. The project, as conditioned, is consistent with Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Codes in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The project shall comply with the project design features, conditions, and mitigation measures of Final Environmental Impact Report No. 1051 prepared for this project, as listed in Exhibit "C".
 2. The approval of Final Master Plan (PA-02-36) shall be final once all necessary approvals (i.e., Final EIR No. 1051 certification, General Plan Amendment GP-02-06, and Rezone R-02-03) have been obtained and become effective.
 3. The conditions of approval and ordinance or code provisions of Final Master Plan (PA-02-36) shall be blueprinted of the face of the site plan.
 4. Prior to the issuance of building permits, a lot line adjustment shall be approved and recorded. Proof of recordation shall be provided to the Planning Division.
 5. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 6. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 7. The property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 8. To avoid an alley-like appearance, the driveway shall be developed without a center concrete swale. The Planning Division shall approve the final design.
 9. Concrete wheel stops shall be installed 2' from the front edge of open parking spaces, or where applicable, landscape planters shall be increased 2' in depth to allow curbing to serve as a wheel drop.
 10. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written to the Air Quality Management District may be required ten (10) days prior to demolition.

11. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
12. Show method of screening for all ground-mounted mechanical equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted electrical and mechanical equipment shall not be located in any landscaped setback visible from the street.
13. The applicant shall submit final exterior elevation schemes and material samples of the office building and parking structure to the Planning Division for pre-plan check review and approval. Once the exterior elevations and materials have been reviewed and approved by the Planning Division, the exterior elevations shall be incorporated into the plan check drawings. The easterly elevation of the parking structure (which faces Orange Avenue) shall be enhanced with a combination of architectural treatments and landscaping to improve the parking structure's appearance.
14. Cornices and other architectural elements shall be wrapped around to the side and rear of building facades
15. Non-deciduous canopy trees a minimum of 36-inch box in size, shall be planted along the easterly property line (adjacent to Orange Avenue) in sufficient number as to buffer and screen the development from the adjacent residential properties. Tree species and number shall be reviewed by the Planning Division and indicated on the landscape plans
16. Street setback landscape planters shall be mounded to a high point of at least 24 inches with approved turf and/or ground cover on the street side front half of the planter and shrubbery plantings and trees on the back half.
17. The loading/unloading area shall be screened with landscaped berms and shrubs.
18. Wall-mounted lighting shall not be permitted along the easterly (rear) parking structure elevation unless required by Uniform Building Code and/or governing agencies.
19. Loudspeakers, public address and/or paging systems, and two-way radios shall be prohibited outside the building.
20. All delivery trucks shall access the site from Newport Boulevard frontage road and shall be prohibited from using Orange Avenue.
21. The construction superintendent(s) shall meet with City staff to review the operational conditions and restrictions in this final master plan, as it relates to site demolition and construction, prior to the commencement of work.
22. Location for any on-site crushing of concrete and/or asphalt shall be located as far from residentially-zoned properties as possible and shall be approved by the Planning Division and the Building Official.

23. During construction, the stock piling, loading, and unloading of construction materials such as, but not limited to, steel girders, loading/unloading trucks, moving equipment (such as mobile cranes), shall be located as far from residentially-zoned properties as possible and shall be approved by the Planning Division and the Building Official.
24. During construction, truck routes (on- and off-site) shall be steered away from residential areas. The use of Orange Avenue is prohibited.
25. Complaints regarding noise related to the violation of any of the above operating conditions and restrictions shall be immediately remedied by the applicant.
26. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of occupancy. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
27. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on Saturday. Construction is prohibited on Sunday and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
28. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling/
29. Submit a storm run off study showing the method of draining this site and tributary areas without exceeding the capacity of the public drainage facility, and provide method of removing all pollutants prior to entering the public storm drain system.
30. Hours of business operation for the medical office building shall be restricted to only Monday through Friday, 7 a.m. to 6 p.m.
31. Relocate/remove all affected utilities and street trees located in the public rights-of-way to accommodate proposed driveways.
32. Applicant is hereby advised that no removal of trees from the public right-of-way will be permitted without specific approval from the Parks and Recreation Commission and compliance with mitigation measures as determined by the Commission to relocate the trees and/or to compensate the city for the loss of trees from the public right-of-way. Conditions of the Parks and Recreation Commission must be incorporated onto the plans prior to plan approval. The approval process may take up to three months; therefore, the applicant is advised to identify all trees affected by the proposed project and make timely application to the Parks and Recreation Commission to avoid possible delays.

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| Police | 33. A list of security recommendations has been provided by the Police Department for the applicant's consideration. |
| Fire | 34. Due to the size of the building and the nature of its use, the Fire Department recommends that a fire sprinkler system be included in the medical office building. |



CITY OF COSTA MESA

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE CITY CLERK AT (714) 754-5223**